

# IMPORTANT DEALS CHARACTERIZE REALTY MARKET

## PROPERTY VALUES IN GREATER CITY SHOW REAL BOOM

Barometer Whereby the  
Growth of the District  
May Be Ascertained.

## DOWN DOUBTFUL VIEWS

Properties Recently Sold In-  
creased in Value Soon  
After Transfer.

"Real estate values in Washington are  
too high."

"Apartment house building is over-  
done. There are more dwellings now  
than there are people to fill them."

This has been the burden of the cry  
of the unprogressive citizen of the  
Nation's Capital for the past decade.  
In fact, it is related by some of the  
older realty agents that it was not  
unusual to hear it said even as long  
ago as forty years, and possibly some  
of the members of the Oldest Inhabit-  
ants' Association can recall that at a  
still earlier period the timid citizen was  
fond of saying the same thing, and  
reality, however, it is, although he could  
not but observe on every hand the signs  
of a development of a Greater Wash-  
ington.

Two instances that have but recently  
occurred serve to show how even some  
of the most progressive and astute of  
our best people have failed to realize  
the great possibilities that yet present  
themselves for the future of the city.

### The Wiseacre Didn't Know.

On the occasion of the purchase of  
the property at the northeast corner  
of Pennsylvania avenue and Fourteenth  
street, with the intention of erecting  
a fine hotel thereon, which, as stated  
at the time, brought the magnificent  
price of \$175,000 per foot, it was said  
by these same wiseacres that the figures  
were out of all proportion to its value,  
and that the expenditure of \$175,000 was  
beyond all reason. Now mark the sequel.  
It was the pleasure of The Times  
within one month thereafter to print the  
exclusive information that an advance  
of \$5 per square foot had been offered,  
and later that the sum of \$50,000 in ex-  
cess of the purchase price would be  
given. It is said that as yet no decision  
has been reached as to its acceptance  
or decline, and for that reason the hotel  
project as first contemplated is held  
subject to the action of the new owners  
of the land.

### Another Prophecy That Failed.

The second illustration is in a way  
even more striking. The Stone property  
at the corner of Fourteenth and F  
streets was sold at about the same time  
bringing the phenomenal price of \$75  
per foot, which was far and away great-  
ly in excess of anything that had been  
paid for Washington property, the total  
sum represented in the deal being \$190,-  
000. It is now reported that an offer of  
\$20,000 advance has been made, which,  
on the basis of a square foot price would  
be \$8 higher than the figure paid but  
little over three months ago.

It is not believed that this offer will  
be accepted, as plans for a fine office  
building have already been made, to be  
erected on the site, and a better invest-  
ment promised than the quick turn  
would seem to show.

Truly Greater Washington is pushing  
ahead in values of realty property as  
well as along all other lines of pro-  
gressive improvement.

## PRICES PAID FOR RENTS IN FLATIRON BUILDING

The offices on the third floor of the  
Flatiron Building, known as the J. W.  
Alexander and James H. Hyde suites of  
the Equitable Life Assurance Society,  
have been rented for a period of six and  
one-half years at a gross rental of about  
\$65,000. This lease includes the furni-  
ture and fittings, especially built to order  
for the former owners of J. W. Alexan-  
der, president, and James H. Hyde, vice  
president, of the Equitable.

## PANAMA CANAL HELPED THE CEMENT INDUSTRY

Europe reports a rapid revival of the  
cement industry and traces its begin-  
ning to the demands which San Fran-  
cisco made upon that commodity for  
building purposes. In Europe the mar-  
kets had broken down from excessive  
outputs. This had been the chronic  
condition for several years.

The effect of the San Francisco earth-  
quake was to stiffen prices first, and  
then to increase the demand to such an  
extent as to help prices in their upward  
turn. Meanwhile there has been going  
on in various parts of the world a great  
deal of constructive work in the form  
of dock building, harbor improvements,  
and sea-wall construction, in which ce-  
ment has been one of the leading mate-  
rials. In the latter half of 1905 the in-  
creased demands of the United States  
helped materially to improve the mar-  
ket. From June to the end of December  
the takings rose from 4,000 to 61,000 tons,  
a large proportion of which went to the  
Panama canal.

**RANDLE HIGHLANDS**  
CAPITOL OF U.S.  
WHITE HOUSE  
DIAGRAM OF GROUND ELEVATION  
Make haste to get a choice lot in  
the new subdivision we have just  
opened. They are going with a rush.  
Take any Pennsylvania avenue  
car of the Capital Transfer Com-  
pany, marked "F. & G." going east,  
and get a free transfer to the  
Randle Highlands car.  
**United States Realty Co.**  
7th St. and La. and Pa. Aves. N. W.

## SEC. ROOT TAKES OLD MORTON HOUSE

Sixteenth Street Mansion  
Formerly Occupied by  
Russian Embassy.

## ONCE HOME OF MORTON

Alexander Graham Bell and Others of  
World Note Have Lived Within  
Its Walls.

Secretary Root, who has for the past  
year occupied the Bourke Cockrane  
house at the corner of Sixteenth and O  
streets, will on his return from South  
America some time next month take  
possession of the house generally known  
as the Morton house, on Scott Circle, at  
the intersection of Rhode Island ave-  
nue and N street.

The house has until recently been oc-  
cupied by the Russian embassy, but  
Baron Rosen decided to make a move  
and Secretary Root found the house  
entirely to his liking. The rent, while  
not stated, is understood to be approx-  
imately \$1,000 per month, which is about  
the amount that has been paid for  
houses of similar high class in the fash-  
ionable section of Scott and Dupont  
Circles.

### Landmark of the City.

This house has long been recognized  
as one of the prominent show places  
of the city and is pointed out to visitors  
as the house at different times of Alex-  
ander Graham Bell, of telephone fame,  
Vice President Morton, Count Cassini,  
the Russian ambassador, and his charm-  
ing niece, the Countess Cassini, who  
made the house one of the brightest  
spots of the social world while there.

Built about the year 1880 by Lieuten-  
ant Broadhead of the navy, it was  
shortly after sold to Alexander Grah-  
am Bell, who occupied it about five  
years, during which time a fire played  
havoc with the interior, which was al-  
most entirely gutted. Shortly after  
Vice President Morton entered upon his  
term of office he purchased the house  
and added largely to it, and it imme-  
diately became a center for the meet-  
ing of many of the most important  
people in the political, literary and  
social world, as the Morton family  
were looked upon as most delightful  
entertainers, and the prominence which  
Mr. Morton had so long occupied gave  
him a large and extensive acquaint-  
ance among all classes of people.

### Count Cassini's Term.

Shortly after Count Cassini came ac-  
credited to this Government, the house  
was rented for the Russian embassy,  
and occupied throughout his entire stay,  
and the many entertainments of a so-  
cial character, which the young count-  
ess gave, again brought together the  
wealth and beauty of the Capital City  
under this very hospitable roof.

The house is specially adapted for en-  
tertaining, and it is probable that the  
coming winter will see a recurrence  
of the brilliant affairs, which under the  
flags of two countries have given the  
house so famous a reputation.

The property is still owned by Mr.  
Morton, who is also the owner of the  
Shoreham Hotel, and other pieces of  
property in this city.

## TO REBUILD PALACE HOTEL AT SAN FRANCISCO

A new corporation, backed by power-  
ful financial interests, has been formed  
for the purpose of rebuilding the Pa-  
lace Hotel upon the site of the old hos-  
tel, and within the next few days ac-  
tual work of tearing down the fire-  
scarred ruins will commence. The fact  
that William M. Crocker, of New York,  
and William F. Herrin are among the  
incorporators of the new company, to-  
gether with Senator F. G. Newlands,  
Frederick W. Shanon, John V. Kirk-  
patrick, and Wellington Gregg, Jr.,  
gives the affair an important aspect.

It is estimated that the company will  
spend \$5,500,000 upon the new hotel  
site, which will be bought from the  
Shannon Estate Company. It will cost  
\$2,000,000, and the structure and fur-  
nishings, complete, are to cost \$3,500,-  
000 more. Plans have already been  
prepared by Eastern architects.

## "Special Bargains in Homes"

Absolutely the Best Built, the Most Attractive  
and Convenient Homes Ever Offered  
at the Price.

**\$300 CASH, \$20 MONTHLY.**  
A choice little home, 7 rooms, storage  
room, tiled bath, cellar, furnace, laundry;  
good lot. An excellent new home in a  
choice section.  
**\$4,500.**  
**VERY CHEAP PROPERTY.**  
Look at this: nine rooms; tiled bath; large  
plastered cellar; steam heater; laundry; num-  
erous large closets; cabinet mantels; open  
fireplaces—in fact, you never saw so much  
house for the money. It is in the best  
Columbia Heights, one square from cars.  
Must be sold to settle estate; \$300 cash, \$20  
monthly.

**\$2,500.**  
**\$100 CASH, \$20 MONTHLY.**  
The best little house you ever saw for the  
money; elegantly located northwest; it has  
6 rooms; large bath; concrete cellar; furnace;  
all in perfect condition.

**VERY LOW PRICE.**  
For such a good house, south front, on let-  
tered street in Bloomingdale, it is just as  
good as a new house, and \$500 cheaper. Own-  
er wants larger home, and will sacrifice this  
—7 rooms; tiled bath; large cellar; excel-  
lent furnace. It is handsomely finished and  
decorated throughout.

**\$2,250.**  
**A DOWNTOWN HOME.**  
This practically new, thoroughly modern  
house has just been taken in trade, and  
can be sold at the ridiculously low price  
quoted: 10 rooms; tiled bath; first-floor kit-  
chen; rear stairs; double back porch. Mod-  
ern in every way, and in perfect shape.  
Easy terms.

**H. R. HOWENSTEIN CO.**  
1314 F Street.

## FAMOUS OLD RESIDENCE



The Morton House, Corner of Sixteenth and O Streets Northwest, Which Has Just Been Leased by Secretary Root, and Where Alexander Graham Bell, Vice President Morton, Count Cassini, the Russian Ambassador, and Others of World Fame Have Lived.

## HANDSOME HOME FOR G. F. HUFF

Pennsylvania Congressman  
to Build \$100,000  
Residence.

Representative George F. Huff of  
Pennsylvania, now living at 1315 Six-  
teenth street northwest, has commis-  
sioned Horace Trumbauer, architect,  
of Philadelphia, to prepare plans and  
specifications for a magnificent resi-  
dence to be erected on the northwest  
corner of Q street and New Hampshire  
avenue northwest, a site recently pur-  
chased by him.

The house is to be four stories in  
height, fronting sixty-seven feet on  
New Hampshire avenue, with fifty-six  
feet on Q street, to be built of brick,  
with stone trimmings, and will have all  
the latest features of the most modern  
dwelling. The lot, which extends to  
Corcoran street, will give ample space  
for carriage room and a handsome sta-  
ble in the rear. The cost of the struc-  
ture is estimated at \$100,000.  
In the immediate neighborhood are  
located the handsome residences of W.  
C. Whittemore, Mrs. Z. Leiter, Repre-  
sentative John Dabell, Lieut. Richard-  
son Clover, Judge Thomas H. Anderson,  
and others of like character. The in-  
tersection of New Hampshire avenue  
with Eighteenth street forms a wide  
place, which will make a fine setting  
for this house.

### SNAPPY.

"Why, how d'y do?" began Dunn,  
meeting Slopoy on the street, and thought  
I'd call up and see you about that little  
account—  
"Indeed?" interrupted Slopoy. "It's  
just as easy for you to call down."  
"Ah, and when will you call down?"  
"I consider this a call down. Do  
you want me to make it stronger?"  
—Philadelphia.

## PLANS PREPARED FOR NEW RESIDENCES

Architect Schneider Arranges Draft for  
Twelve Dwellings for H. T.  
Wilder.

A. M. Schneider, architect, is prepar-  
ing plans for twelve dwellings, to be  
erected by H. T. Wilder.  
They are to be built of brick, two  
stories and basement, with slate roof  
and improved with all the modern con-  
veniences.  
The cost is estimated at \$50,000.  
The location has not been decided upon  
as Mr. Wilder has a choice of two sites  
and expects to make a decision in a  
few days.

## BROADWAY TO HAVE A 32-STORY SKYSCRAPER

Plans for the newest office skyscraper,  
part of which is to occupy the site of  
the old Coal and Iron Exchange, have  
been filed with Building Superintendent  
Murphy by Francis H. Kimball, archi-  
tect, of the Broadway-Cortlandt  
Company, of New York. The  
design of the edifice will be Italian re-  
naissance. There are to be three groups  
of elevators in sets of seven each, ex-  
tending from the first to the ninth floor,  
the ninth to the seventeenth, and the  
seventeenth to the twenty-fifth. Other  
elevators will run from the twenty-fifth  
story to the top.

### OVERDONE.

Visitor—You seem to have a hat  
cleaning establishment in every block  
in this town. What's the use of that?  
Resident—No use at all. Frequently  
you can walk two blocks before you  
need to have your hat cleaned again.

## WOMEN SUCCESSFUL AS HOUSE BUILDERS

Numbers of Them Prepare the Designs  
and Build Houses for  
Clients.

The number of women who practice  
the profession of architecture is very  
much greater than the number of wo-  
men architects, analogous as this may  
seem.

Most of the women who make a busi-  
ness of building houses have men in  
their offices who do the architectural  
part of the work for them. Usually  
they begin as decorators, and if they  
properly they soon find that orders to  
build houses also come to them. Usual-  
ly they have previously added an archi-  
tect to their office staff, or simple ef-  
forts at decoration frequently demand  
the skill of a trained architect. After  
a while the architect builds the houses  
when the orders begin to come in.  
There are women decorators now pros-  
perous enough to have architects in  
their employ. One of these now oc-  
cupies a four-story building in a side  
street off Fifth avenue merely for her  
own business. She began in one room  
downtown only a few years ago. Elsie  
de Wolfe has met with great success  
since she went in for house decoration  
and she has found many clients among  
her wealthy friends. She will probably  
be the next person in her line of busi-  
ness to undertake the building of  
houses.

In this city but one woman has en-  
tered the field of architecture and she  
has designed houses only for her own  
investment.

### NOT PARTICULAR.

"By the way, old man, could you let  
me have a fiver till tomorrow night?"  
"Sorry, but I haven't a fiver, but the  
five I just borrowed from 'Alma.'"  
"Well, that will do. Source never  
cuts any figure with me."—Milwaukee  
Sentinel.

## NO SCARCITY OF TENANTS FOR NEWLY BUILT HOUSES

House Owners and Agents Report Little Trouble in  
Renting Apartments and Dwellings as  
Fall Season Approaches.

What will the harvest be in the matter  
of renting dwellings and apartments this  
fall?

This was a question which gave house  
owners and agents alike cause for much  
discussion in the early summer.

It was believed that the tremendous  
amount of building which was then go-  
ing on and which had been projected  
for the summer would create a plethora  
condition that would leave many idle  
houses on the market.

Particularly so was this stated would  
be the case with regard to apartments  
which were being erected far in excess  
of the demand for them.

It was, therefore, not without some  
misgivings that the approach of the  
fall renting season was watched by  
many owners and agents who were not  
entirely sure of their position.

Generally the renting season does not  
open well until the 10th of September,  
and agents are not expecting to do more  
than make preparations up to that time,  
by placing their advertisements and  
much other efforts as may be used to  
further business.

It was, therefore, a matter of agree-  
able surprise, as the first of the month  
approached to find that the demand  
had already set in and gave promise of  
growing constantly as the people return-  
ed to the city.

### The Opinion Is General.

A visit to a number of the prominent  
agents by a representative of The Times  
found an almost universal feeling of  
satisfaction, and the statement generally  
made that it was not a lack of renters  
but rather a want of proper quarters  
that were to be had.

The majority of agents went further  
and stated that both in dwellings and  
apartments there were more applicants  
than they could accommodate.  
In more than one case the statement

was made that large apartments which  
had been placed with them to rent were  
entirely taken before they were com-  
pleted.

By comparison with last year the de-  
mand far outran the inquiry for them  
at that time, which was considered  
more surprising in view of the fact that  
the present winter marks the short  
season of Congress, which is always  
looked upon as unfavorable to renting.  
In some cases the statement was vol-  
unteered that the present year had been  
the best one so far up to date and every-  
thing promised a favorable contin-  
uation.

The question as to whether the large  
number of apartment houses had pro-  
duced any effect upon the demand for  
dwellings was answered by the state-  
ment that dwelling houses in good con-  
dition were still as popular as ever.

### Rents Are Slightly Higher.

The general consensus was that rents  
were a trifle higher than heretofore,  
which was partially explained by the in-  
creased cost of building, which required  
additional rent to provide a good invest-  
ment.

In these inquiries no particular sec-  
tion was selected, but the inquiries were  
intended to cover the whole city and  
the same general answers were re-  
turned.

Should conditions continue as favor-  
ably as they have begun, it can be  
stated that by the first of the coming  
month, at which time nearly all house-  
hunters will be provided, the number of  
vacant houses and apartments will be  
remarkably small, and in the majority  
of cases will be entirely due to sur-  
rounding conditions.

Greater Washington is on the high-  
road to an even greater prosperity and  
the advocates of a Four Hundred  
Thousand Club will need make prepa-  
rations, to comfortably house them.

## REAL ESTATE TRANSFERS PLACED ON RECORD

24 Twelfth street southwest—Sarah A.  
Bullard to Reverta S. Ehrmantrout, lot  
6, square 22, \$10.  
Randle Park—Lillie M. Wrenn et vir,  
Louis L. to Frank E. Butterfield, lot  
6, block 2, \$10.  
Fourth street northwest—Charles H.  
and Ohio Canal—Dessie H. Lincoln to  
S. Dana Lincoln, part original lot 2,  
square 3, E. S. Dana Lincoln et ux to  
J. Harris Franklin, same property, \$10.  
North Grounds Columbia University—  
Anais J. Pugh et vir, Edward L. to  
Redford W. and William H. Walker,  
lot 51, block 40, \$10.  
Fourteenth street northwest, between  
L and M streets—Eugene S. Benjamin  
et ux to Joseph H. Carran, part origi-  
nal lot 9, square 26, \$10.  
214 F street northwest—William A.  
Leitch et al., trustees, to Thomas B.  
Sanders, lot 60, square 85, \$10.  
P street northwest, between Fourth  
and Fifth streets—Joanna Gorham to  
Suzanna Brown lot C, square 511, \$10.  
1911 to 1915 Vermont avenue northwest  
between Arthur W. Nye, lot 53, 54, 55,  
square 261, \$10. Arthur W. Nye con-  
veys same property to Joanna Gorham  
and Mary H. Jenkins, \$10.  
I street southeast, between Eighth and  
Ninth streets—George H. Dierkop et ux  
to Mary E. Offutt, part original lot  
5, square 28, \$10.  
2109 G street northwest—Daniel Lough-  
ran et ux, to trustees of Western Pres-  
byterian Church, east 1/2 original lot 5,  
square 70, \$10.  
E street southeast, between Twelfth  
and Thirtieth streets—George C. Pumph-  
rey et ux, to Sarah E. Miller, part lot  
70, square 1018, \$10.  
Chichester—William H. Hunter et ux,  
to Afro-American Realty Company, part  
lot 1, square 423, \$10.  
Seventh street northwest, between N  
and O streets—Frank H. Towner et ux  
to Harry Kaufman, part original lot 1,  
square 423, \$10.  
Wisconsin avenue northwest, between  
M and N streets—Charles H. Bauman  
et al., trustees, to Maria L. Taff.

Blanche M. Gross, Edward C. Gross,  
Robert L. Gross, and Anna E. Chappin,  
lot 4 and part of lot 6, square 119, \$1,900.  
Moore & Barbour's addition—Joseph  
Sava et ux, to Rachel Sava, lot 1, block  
1, \$10.  
Fernwood Heights—Clarence B. Rheem  
et al., trustees, to William M. Terrell,  
lots 22 to 45, block 1, \$2,190.  
Mt. Pleasant and Pleasant Plains—  
Harry Wardman to Grace M. Ennis,  
lot 24, block 14, \$10.  
West Eckington—Capital City Improve-  
ment Company to Minnie M. and  
Dorothy B. Shaffer, lot 52, square 7, \$10.  
208 O street northwest—Charles L.  
Drain to Aylett L. Holtzman, lot 69,  
square 57, \$10.  
Sherwood's addition to Brookland—  
Thomas McNeilly et ux, to Edward Cole-  
man, lot 4, block 2, \$10.

## CHEVY CHASE Section III.

A New Subdivision.  
Villa Sites.

One-half to four acres; beauti-  
fully located; rolling, not too hilly.  
Just north of Section II and  
fronting Connecticut avenue from  
east.

Prices from 8c to 10c  
per foot.

VERY EASY TERMS.  
Good sewerage system. Call and  
get plans and full particulars. Will  
be glad to show you the property  
at any time.

THOS. J. FISHER & CO., Inc.,  
1414 F Street N. W.

## OPEN EVERY DAY AND SUNDAY



These Handsome New Houses  
(Just Completed)  
N. E. Corner of 19th and V Sts.  
(Formerly California Avenue)

## Washington Heights

Arrangement—4 rooms on 1st floor;  
7 bed rooms and 2 tiled bath rooms on 2d and 3d  
floors; first-class steam heating plant.  
Porches for two floors in rear. Back stairways.  
Electric lighting.

Prices and terms will be given on application.

**Thos. J. Fisher & Co., Inc.**  
1414 F Street N. W.  
Exclusive Agents.

## FOR SALE!

Offered for First Time.  
1825, 1827 and 1829 Monroe St.

LOCATION IDEAL.  
In front of \$100,000 mansion and surrounded by many  
costly, fashionable homes. Highest part of "Ingle-  
side," near Connecticut Avenue cars; 11 rooms, two  
baths; large front colonial porch; also back porch two  
stories; front and rear stairway; large front terrace  
and deep back yard.

HOT WATER HEAT GUARANTEED.  
Finished in quartered oak; handsomely decorated  
and elaborate mantels and gas fixtures. Now open.

DON'T FAIL TO SEE THESE HOUSES  
SUNDAY.

Price, \$8,250 Terms to Suit.

**PERCY H. RUSSELL,**  
EXCLUSIVE AGENT. RUSSELL BLD'G.  
927 "G" Street N. W.